

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

PRELIMINARY DETAILS

A1 SHOP OR A3 RESTAURANT

**TO LET
ON NEW LEASE
NO PREMIUM**

**39 – 43 OAKDENE PARADE,
COBHAM,
SURREY,
KT11 2LP**



Accommodation

The premises are prominently located at the end of this popular, upmarket Parade, housing national and local brands, on the same site as a Waitrose Superstore with extensive parking in this affluent town centre.

Cobham is approximately 17 miles south west of London and 10 miles north east of Guildford. The town is well served with transport links with the A3 linking the M25 (junction 10) and there is a regular train service to Cobham Station from Waterloo.

www.whitedrucebrown.com

020 7467 5997

Fax 020 7224 5212

<u>Size</u>	Ground Floor	3,715 sq.ft.
<u>Terms</u>	A new lease is available direct from the Landlord on terms to be agreed.	
<u>Rent</u>	£110,000 p.a.x. plus VAT.	
<u>Business Rates</u>	£56,430 p.a. payable approx. (R.V. - £113,542 @ 0.497 multiplier – please make own enquiries).	
<u>Service Charge</u>	£3,888 p.a.	
<u>All Enquiries</u>	Jonathan Green, White Druce & Brown, 020 7467 5997.	

